



Unit 2

Monument Business Park, Chalgrove, OX44 7RW

Flexible Business Units in A Strategic Commercial Location Available Individually

1,520 sq ft
(141.21 sq m)

- Workshop and Office Accommodation
- Ample on-site Parking
- Self-contained
- Strategic location
- Situated within an established business park

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Summary

Available Size	1,520 sq ft
Rent	£21,280 per annum
Rates Payable	£4.84 per sq ft Per Unit
Rateable Value	£13,250
Service Charge	£2,050 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Location

Situated on the B480 approximately 9 miles south-west of Oxford and 7 miles from Junction 7 of the M40, Chalgrove is an attractive village offering the dual advantages of a pleasant rural environment and good communications on a local and national level. Locally good access is provided to Oxford, Wallingford, Abingdon and Thame, whilst, on a national level, swift communications are provided onto the M40, A40, A4074 and A34 trunk roads. The village is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Charlgrove, the subject property is located within Monument Business Park off Warpsgrove Lane and opposite Chalgrove Airfield. The Park is set in an idyllic location and benefits from picturesque countryside views

Description

The property consists of two self-contained business units arranged within a block of existing units. Laid out with separate workshop and office accommodation the units have the flexibility to be adapted depending on desired use.

Within Monument Business Park there is an on-site Cafe, landscaped gardens and further parking provisions.

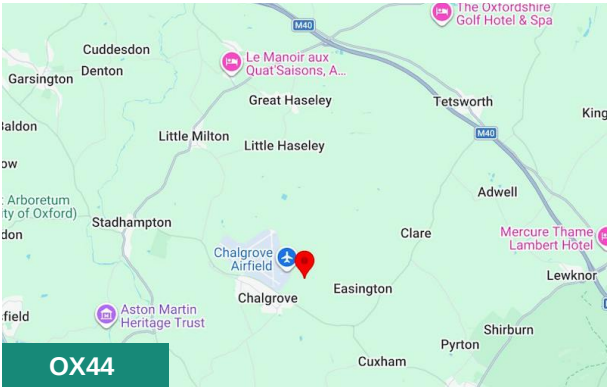
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 4	1,520	141.21	Under Offer
Ground - Unit 2	1,520	141.21	Available
Total	3,040	282.42	

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954



Viewing & Further Information



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